



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: # 14310-00000-00092
Date Received: 12 FEB. 2014
Commission/Civic: SOUTH LINDEN AC
Existing Zoning: _____ Application Accepted by: AF Fee: \$1900
Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

3333.24 REAR YARD REDUCE FROM 1050 SF TO 388 SF

LOCATION

1. Certified Address Number and Street Name 2080 CLEVELAND AVE
City COLUMBUS State OHIO Zip 43211
Parcel Number (only one required) 010-060787

APPLICANT: (IF DIFFERENT FROM OWNER)

Name TREVOR WILLIAMS
Address 7949 CHAPEL STONE RD City/State BLACKLICK, OH Zip 43004
Phone # 614-460-1905 Fax # 888-335-0983 Email trevor@centralohioconstructionllc.com

PROPERTY OWNER(S):

Name KEN CRUMP / BUILDING LIVES OUTREACH CENTER LLC
Address 1584 MINNESOTA AVE City/State COLUMBUS, OH Zip 43211
Phone # 614-370-2498 Fax # _____ Email _____
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name TREVOR WILLIAMS
Address 7949 CHAPEL STONE RD City/State BLACKLICK, OH Zip 43004
Phone # 614-460-1905 Fax # 888-335-0983 Email: trevor@centralohioconstructionllc.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE _____
PROPERTY OWNER SIGNATURE Ken Crump
ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00000-00092

2080 CLEVELAND
AVENUE

One Stop Shop Zoning Report Date: Fri Feb 28 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 2080 CLEVELAND AVE COLUMBUS, OH

Mailing Address: 1584 MINNESOTA AVE

COLUMBUS OH 43211

Owner: BUILDING LIVES OUTREACH CE

Parcel Number: 010060787

ZONING INFORMATION

Zoning: Z81-068, Multi-family, ARO

effective 10/27/1982, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: CLEVELAND AVE/SOUTH LINDEN UCO

Graphic Commission: N/A

Area Commission: South Linden Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



Power of Attorney for board of Zoning Adjustment Application Process (Limited Power)

I, Kenny Crump Sr, of 1589 Minnesota Ave, Columbus, OH 43211

Appoint Trevor Williams to act in my place for the purposes of: Applying for a

Variance through the BZA. For 2080 Cleveland Ave, Columbus, OH 43211

This power of attorney takes effect on 2-10-2014 and shall continue until terminated in writing or until

The variance application process is completed, whichever comes first. In the event of my incapacity or death, this power of attorney shall terminate immediately.

I grant my attorney-in-fact full authority to act in any manner both proper and necessary to the exercise of the foregoing powers, and I ratify every act that my attorney-in-fact may lawfully perform in exercising those powers.

I agree that any third party who receives a copy of this document may act under it. Revocation of the power of attorney is not effective as to a third party until the third party has actual knowledge of the revocation. I agree to indemnify the third party for any claims that arise against the third party because of reliance on this power of attorney.

Signed: This 12th day of February, 2014

State of: Ohio County of: Franklin

Signature: Kenny Crump Sr Principal
Social Security Number: _____

Certificate of Acknowledgement of Notary Public

State of OHIO

County of FRANKLIN

On 2-12-2014 before me, SHANA SNEAD, a notary public, personally appeared Kenny Crump Sr, who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument to person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

14310-00000-00092
2080 CLEVELAND
AVENUE

I certify under PENALTY OF PERJURY under the laws of the State of OHIO that the foregoing is true and correct.

Witness my hand and official seal.

Shana Sneed

Notary Public

My commission expires May 12, 2015

(Notary Seal)

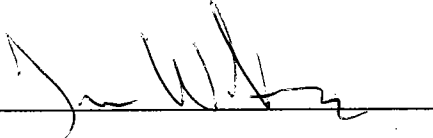


SHANA SNEAD
Notary Public, State of Ohio
My Commission Expires 05-12-2015

Acknowledgment of Attorney-in-Fact

By accepting or acting under the appointment, the attorney-in-fact assumes the fiduciary and other legal responsibilities and liabilities of an agent.

Name of Attorney-in-Fact: Trevor Williams

Signature of Attorney-in-Fact: 

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2080 CLEVELAND
AVENUE



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AFFIDAVIT

14310-00000-00092

2080 CLEVELAND
AVENUE

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME TREVOR WILLIAMS

of (1) MAILING ADDRESS 7949 CHAPEL STONE RD., BLACKLICK, OH 43004

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 2080 CLEVELAND AVE, COLUMBUS, OH 43211

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) BUILDING LIVES OUTREACH / Ken Crump

AND MAILING ADDRESS

1584 Minnesota Ave

Columbus Ohio 43211

APPLICANT'S NAME AND PHONE #

(same as listed on front of application)

TREVOR WILLIAMS

614-460-1905

AREA COMMISSION OR CIVIC GROUP

(5) SOUTH LINDEN

AREA COMMISSION ZONING CHAIR OR

CONTACT PERSON AND ADDRESS

George Walker Jr

1378 E 23rd Ave, Columbus, OH 43211

and that the following is a list of the **names and complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and all of the owners of any property within 125 feet** of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

SEE ATTACHED LIST

☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8) [Signature]

Subscribed to me in my presence and before me this 12TH day of FEBRUARY in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

MAY 12, 2015

SHANA SNEAD

Notary Public, State of Ohio

My Commission Expires 05-12-2015

Notary Seal Here



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STATEMENT OF HARDSHIP

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2080 CLEVELAND
AVENUE

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

We believe we should be relieved from the requirements of the zoning code 3333.24 requiring the rear set back to be at least 25% of the total property square footage. In this case 1050 SF is required and there is 385 SF available.

In adding onto this structure we will be upgrading the look of this building and property tremendously. We are not adding to the infraction at all. Our addition will not extend further than the existing structure which has been there for over 60 years.

We the owners are long time Linden area residents. We are vested in the Linden community and look forward to enhancing it with our project.

Signature of Applicant _____

Date February 12, 2014

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Real Estate / GIS Department

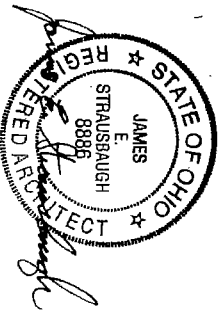
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2080 CLEVELAND
AVENUE



Adonai Building Company, LLC
PO Box 32342, Columbus, Ohio 43232

BUILDING LIVES OUTREACH
2080 CLEVELAND AVE.
COLUMBUS, OHIO 43211

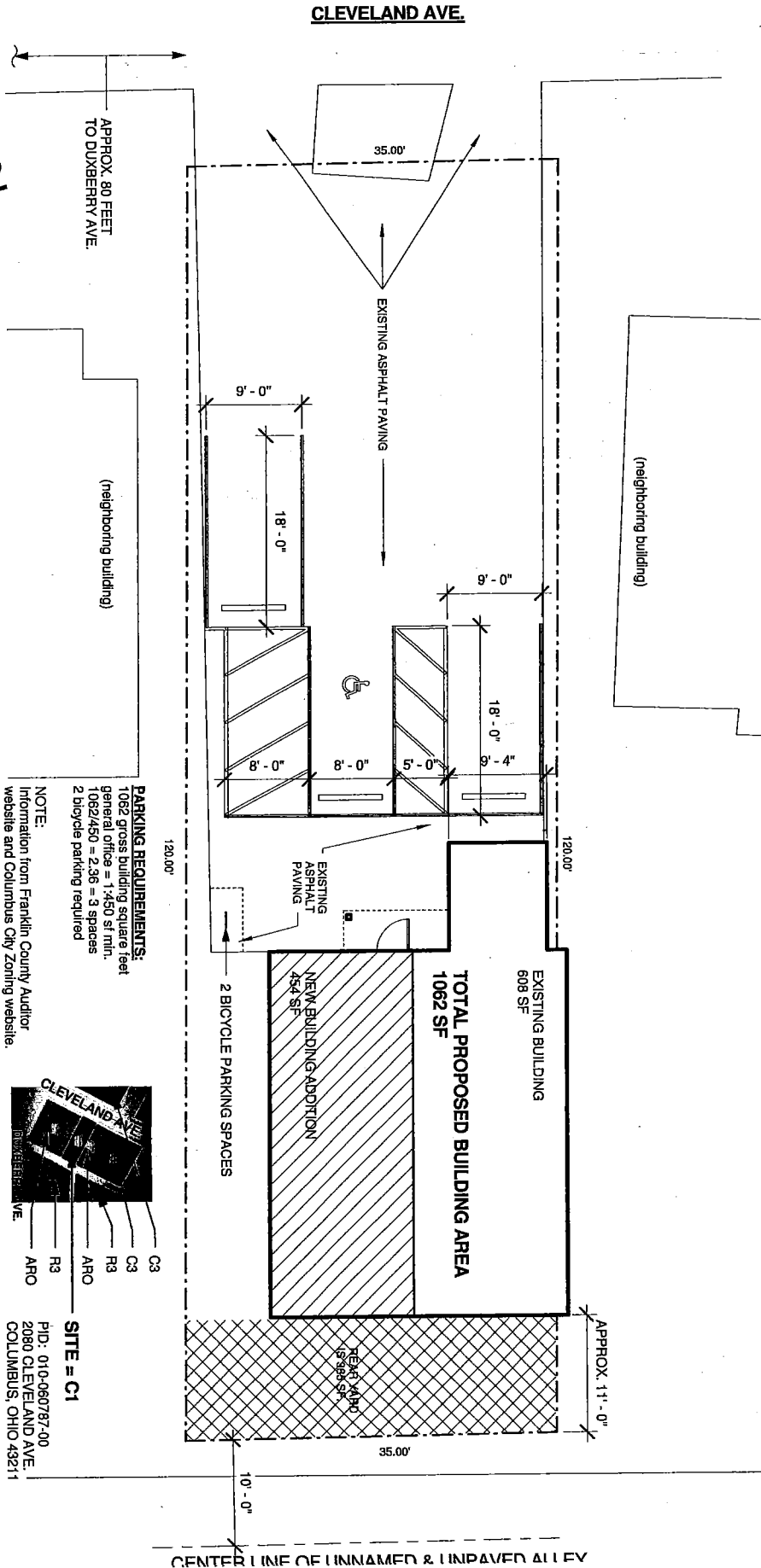


Date February 10, 2014
Project number 13004

ARCHITECTURAL SITE PLAN

AC

1 SITE PLAN
1" = 10'-0"





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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # **14310-00000-00092**
2080 CLEVELAND
AVENUE

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) TREVOR WILLIAMS
of (COMPLETE ADDRESS) 7949 CHAPEL STONE RD. BLACKLICK, OH 43004
deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

KENNY CRUMP SR

1584 MINNESOTA AVE, COLUMBUS, OH 43211

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 12TH day of FEBRUARY, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

MAY 12, 2015

Notary Seal Here



SHANA SNEAD
Notary Public, State of Ohio
My Commission Expires 05-12-2015

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